

# APPENDIX B. LANDSCAPE GUIDELINES

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## I. LANDSCAPE GUIDELINES

The landscape philosophy for the Black Mountain Ranch Subarea focuses on blending people, structures, and open spaces into a harmonious and aesthetically pleasing residential community which places primary emphasis on the preservation and enhancement of natural topography and native vegetation. Landscape Guidelines have been developed to implement this philosophy and address technical aspects of both the natural and built landscapes.

### A. OVERALL PROJECT CRITERIA

#### 1. Landscape Categories

Landscape areas in Black Mountain Ranch Subarea are categorized based on their intensity of water usage and maintenance requirement.

- a. Native Areas (Existing Riparian, Coastal Sage, Grassland and Chaparral Habitat)

These are existing vegetated areas undisturbed by construction operations. Only natural rainfall is required for irrigation. Periodic clean-up and pruning of seasonal growth and removal of invasive exotic species may be required. (Areas where invasive exotic species have been removed will be seeded as Naturalized Areas.)

- b. Naturalized Areas (Enhanced and New Coastal Sage, Grassland and Chaparral Habitat)

These are newly planted areas with native and naturalizing vegetation; only temporary irrigation will be provided. Once plants become established, they are capable of surviving without artificial irrigation. Periodic cleanup and pruning of seasonal growth and removal of invasive exotic species may be required. Suitable plant materials are listed on **Table 2** under the heading of Coastal Sage Habitat Revegetation Plant Palette. See Brush Management Program limitation for planting of Brush Management Zones.

- c. Riparian Areas (Enhanced and New Willow Scrub, Riparian Woodland and Marsh Habitat)

These are existing corridors which will be enhanced in quantity and quality with revegetated riparian plants. Temporary irrigation will be provided. Periodic cleanup and pruning of seasonal growth and removal of exotic species may be required. Suitable plant materials are listed on **Table 2** under the Willow Scrub, Riparian Woodland and Marsh Habitat Revegetation Plant Palette.

- d. Drought Tolerant Areas (Street Accent Planting, Streetscape Planting, Buffer Planting and Naturalized Drought Tolerant Grasses)

These are areas newly planted with drought tolerant vegetation and provided with permanent irrigation systems. Water demand will be low, requiring substantially less irrigation than ornamental areas. Regular maintenance will be required. Plant materials for drought tolerant areas may include plants from the approved plant palette on **Table 1** or from the coastal sage habitat vegetation plant palette on **Table 2**.

e. Transitional Areas

These are disturbed areas or manufactured slopes which lie between areas of native vegetation and Ornamental Areas. They will be revegetated in a manner to provide visual and horticultural compatibility with adjacent native plant materials, while transitioning to the Ornamental landscape. Planting and irrigation will follow the criteria of Naturalized Areas.

f. Ornamental Areas

These are areas with a high degree of usage and visual impact such as parks, villages and clubhouses that will be planted with ornamental vegetation and provided with permanent irrigation systems. Regular maintenance will be required. Plant materials in Ornamental areas may include any plants except those listed on the Prohibited Plant Palette on **Table 1**.

g. Golf Courses

Golf course areas will be planted with a combination of ornamental, drought tolerant and naturalized vegetation and will be provided with permanent and temporary irrigation systems designed to support these different vegetation types. These areas will require daily maintenance.

## **2. Landscape Concept Plan**

The majority of plant materials will be drought tolerant and composed in large-scale random and informal masses to reduce and soften, and not reinforce the framework of roads and development. Golf courses will appear as green oases blended within the native landscape through transitional vegetation zones. Formal landscape schemes shall be reserved for the north and south villages.

All landscaping within the project shall conform to standard horticultural practices, the Citywide Landscape Regulations SDMC 142.040 and all other applicable City and regional standards for landscape installation and maintenance.

## **3. Prohibited Plants Palette**

**Table 1** includes a list of plant species with characteristics which are potentially destructive to native vegetation and open space by reason of profuse and noxious pollen, excessive height, weed-like characteristics of excessive growth, high water demands and other undesirable traits. Under no circumstances shall any plant listed on the Prohibited Plant Palette be planted within Black Mountain Ranch. Moreover, these species will be periodically eradicated when found in substantial quantity in any area of the project.

**TABLE 1**  
**PALETTE OF APPROVED AND PROHIBITED PLANTS**  
 (Note: Does not include revegetation palette)

| <b>SECTION 1: APPROVED PLANT PALETTE</b>   |   |                                   |
|--|---|-----------------------------------|
| <b>Trees</b>                               | <b>Drought Tolerant Grasses/Wildflowers</b> | <b>Shrubs/Groundcover (cont.)</b> |
| Albizia julibrissin                        | Agapanthus africanus                        | Cotoneaster spp.                  |
| Alnus rhombifolia                          | Anemopsis californica                       | Distictis buccinatoria            |
| Angophora costa                            | Aristida pulchra                            | Dendromecon spp.                  |
| Brachychiton populneus                     | Bromus carinatus                            | Echium fastuosum                  |
| Calodendrum capense                        | Buchloe dactyloides                         | Elaeagnus pungens                 |
| Cedrus deodora                             | Clarkia amoena                              | Encelia spp.                      |
| Citrus "thornless" spp.                    | Collinsia heterophylla                      | Eriogonum spp.                    |
| Eucalyptus cladocalyx                      | Eriophyllum confertiflorum                  | Escallonia spp.                   |
| Eucalyptus ficifolia                       | Eriophyllum nevini                          | Fremontodendron spp.              |
| Eucalyptus lehmannii                       | Eschscholzia californica                    | Gazania spp.                      |
| Eucalyptus nicholii                        | Festuca longifolia                          | Grevillea spp.                    |
| Eucalyptus spathulata                      | Festuca rubra                               | Hedera spp.                       |
| Eucalyptus torquata                        | Hemerocallis spp                            | Heteromeles spp.                  |
| Hymenoporum flavum                         | Hordeum brachyantherum                      | Hibiscus spp.                     |
| Jacaranda mimosifolia                      | Isomeris arborea                            | Hypericum spp.                    |
| Koeleria bipinnata                         | Lasthenia chrysostoma                       | Isomeris arborea                  |
| Pinus halepensis                           | Layia platyglossa                           | Lantana spp.                      |
| Pinus pinea                                | Linanthus gradiflorus                       | Leptospermum spp.                 |
| Pinus torreyana                            | Lupinus bicolor                             | Ligustrum japonica                |
| Pistachia chinensis                        | Lupinus nanus                               | Limonium perezii                  |
| Platanus racemosa                          | Nerophila menziesii                         | Losma congestum                   |
| Populus fremontii                          | Orthocarpus purpurascens                    | Mohonia spp.                      |
| Pyrus calleryana                           | Phacelia campanularia                       | Melaleuca spp.                    |
| Quercus agrifolia                          | Phonium tenax                               | Myoporum pacificum                |
| Salix species                              | Sisyrinchium bellum                         | Oleander spp.                     |
| Schinus molle                              | Stipa cernua                                | Pelargonium peltatum              |
| Tabebuia avellanedae                       | Stipa pulchra                               | Pittosporum crassifolium          |
| Tipuana tipu                               |   | Plantago insulari                 |
| Ulmus parvifolia                           | <b>Shrubs/Groundcover</b>                   | Plumbago auriculata               |
| Zelkova serrata                            | Acacia spp.                                 | Prunus caroliniana                |
|  | Agapanthus spp.                             | Prunus Iyonii                     |
| <b>Turf</b>                                | Agave spp.                                  | Punica granata                    |
| Agrostis spp.                              | Aloe spp.                                   | Quercus dumosa                    |
| Cynodon dactylon                           | Arbutus unedo                               | Rhaphiolepis indica               |
| Festuca elatior                            | Arctostaphylos spp.                         | Rhus integrifolia                 |
| Festuca "tall" fescue                      | Artriplex spp.                              | Ribes spp.                        |
| Festuca rubra                              | Baccharis spp.                              | Rosmarinus spp.                   |
| Lolium perenne                             | Bougainvillea spp.                          | Salvia spp.                       |
| Poa spp.                                   | Buxus spp.                                  | Santolina spp.                    |
| Stenotaphrum secundatum                    | Carissa macrocarpa                          | Strelitzia nicolai                |
| Zoysia japonica                            | Cassia spp.                                 | Verbena spp.                      |
|  | Ceanothus spp.                              | Wisteria sinensis                 |
|  | Cistus spp.                                 | Xylococcus bicolor                |
| <b>SECTION 2: PROHIBITED PLANT PALETTE</b> |   |                                   |
| Ailanthus altissima                        | Cynara scolymus                             | Ricinus communis                  |
| Arundo donax                               | Foeniculum vulgare                          | Salsola salina                    |
| Atriplex semibaccata                       | Melilotus spp.                              | Spartium junceum                  |
| Brassica spp.                              | Nicotiana glauca                            | Tamari spp.                       |
| Broussonetia papyrifera                    | Pennisetum setaceum                         | Xanthium strumarium               |
| Cortaderia selloana                        | Picris echioides                            |                                   |
| Cynara cardunculus                         | Rhynchelytrum repens                        |                                   |

**TABLE 2**  
**REVEGETATION PLANT PALETTE**

| <b>RIPARIAN AREAS:<br/>WILLOW SCRUB, MARSH AND RIPARIAN WOODLAND<br/>HABITAT REVEGETATION PLANT PALETTE</b> |                            |
|---|----------------------------|
| <b>Trees</b>  | <b>Shrubs/Groundcover</b>  |
| Platanus racemosa   | Ambrosia psilostachya      |
| Populus fremontii   | Anemopsis californica      |
| Quercus agrifolia   | Artemisia douglasiana      |
| Salix species   | Artemisia palmeri          |
| Sambucus mexicana   | Baccharis glutinosa        |
|   | Carex spissas              |
|   | Iva haysiana               |
|   | Juncus acutus              |
|   | Juncus mexicanus           |
|   | Mimulus guttatus           |
|   | Oenothera hookeri          |
|   | Pluchea purpurascens       |
|   | Ribes speciosum            |
|   | Ribes viburnifolium        |
|   | Rosa californica           |
|   | Rubus ursinus              |
|   | Scirpus acutus             |
|   | Scirpus olneyi             |
|   | Scirpus robustus           |
|   | Typha latifolia            |
| <b>NATURALIZED AREAS AND DROUGHT TOLERANT AREAS:<br/>COASTAL SAGE HABITAT REVEGETATION PLANT PALETTE</b>    |                            |
| <b>Trees/Shrubs/Groundcover</b>   | <b>Wildflowers</b>         |
| Adolphia californica (container plant)  | Clarkia amoena             |
| Artemisia californica   | Collinsia heterophylla     |
| Comarostaphylis diversifolia (container plant)  | Layia platyglossa          |
| Encelia californica   | Linanthus grandiflorus     |
| Eriodictyon trichocalyx   | Lupinus nanus              |
| Erigonium fasciculatum  | Orthocarpus purpurascens   |
| Eriophyllum confertiflorum  | Phacelia campanularia      |
| Eschscholzia californica  |                            |
| Ferocatus viridescens (salvaged from exst.)   | <b>Grasses</b>             |
| Gnaphalium californicum   | Bromus carinatus           |
| Haplopappus squarrosus  | Eriophyllum confertiflorum |
| Heteromeles arbutifolia (container plant)   | Hordeum brachyantherum     |
| Lotus scoparius   | Lasthenia chrysostoma      |
| Malosm laurina (container plant)  | Lupinus bicolor            |
| Mimulus puniceus  | Lupinus nanus              |
| Nemophila menziesii   | Nemophila menziesii        |
| Quercus agrifolia (container plant)   | Sisyrinchium bellum        |
| Quercus dumosa (container plant)  | Stipa pulchra              |
| Rhus integrifolia   |                            |
| Salvia apiana   |                            |
| Salvia leucophylla  |                            |
| Salvia mellifera  |                            |
| Selaginella cinerascens (salvaged from exst.)   |                            |
| Xylococcus bicolor (container plant)  |                            |

#### **4. Approved Plant Palette**

**Table 1** includes an Approved Plant Palette with species whose characteristics are inherently compatible with the native vegetation existing at Black Mountain Ranch. Any species not contained in the list of Approved Plants shall not be used without the specific formal approval of the City of San Diego at the time of discretionary review.

#### **5. Slope Revegetation**

All graded slopes will be promptly revegetated in compliance with City requirements and in conformance with the overall landscape concept.

#### **6. Irrigation Standards**

All irrigation systems shall conform to the Citywide Landscape Regulations SDMC 142.040 and all other applicable City and regional standards for irrigation installation and maintenance. Irrigation systems shall be designed so that separate areas of maintenance responsibility are metered and controlled independently. Irrigation within any Landscape Maintenance Districts shall be coordinated with the City of San Diego Parks and Recreation department to assure conformance to standard equipment and installation techniques.

All permanent irrigation systems will be below ground, automatically controlled and in full compliance with building code requirements. The irrigation system will utilize reclaimed water to the maximum extent available and permissible. Water conserving systems such as drip irrigation, moisture sensors, low gallonage heads and matched precipitation rate heads will be used. In addition, central computer control systems will be used for the golf courses. Temporary irrigation systems in naturalized or native areas may utilize above ground systems. All backflow control devices will be located or screened from public view. Habitat areas in the riparian zone will be watered with a combination of overhead spray and drip emitters. The riparian zone system will be installed permanently but used only during initial plant establishment.

#### **7. Maintenance**

All landscape maintenance shall conform to community requirements and to the Citywide Landscape Regulations SDMC 142.040 and all other applicable City and regional standards for landscape maintenance. Maintenance responsibilities are divided into the following categories:

##### **a. Individual Property Owner Maintenance**

Residential and commercial property owners will be required to maintain landscaping within their lot in conformance with the criteria in CC&Rs which will be established, administered and enforced by Property Owners Associations.

b. Property Owners Association Maintenance

Property Owners Associations' areas of maintenance will include private recreation areas, property owners common open space, Brush Management Zone #2, and private street and entry landscaping.

c. Public Agency Maintenance

Any public park, open space, school, or utility, public street medians and parkways will be maintained by the jurisdictional agency in accordance with their standards. Landscape Maintenance Districts will be created for those areas of public street median, parkway and open space which are proposed to be maintained at a level over and above City of San Diego standards.

**8. Brush Management Landscape**

Brush management landscape shall conform to the requirements of the Citywide Landscape Regulations SDMC 142.040, Appendix 2A of the Fire Code. The Brush Management Program contained in these Guidelines list a palette of plant materials suitable for installation as a fuel modification zone.

Compliance with these guidelines and requirements of the Brush Management Program shall not be construed as a guarantee against any damage, destruction, or loss of property caused by brush fires.

**B. OPEN SPACE SYSTEM**

The open space system for Black Mountain Ranch focuses upon a preserved and enhanced park reserve area. The system contains a network of on- and off-site interconnected plant and wildlife habitat areas, pedestrian and equestrian trails, biking trails, scenic overlooks and passive picnicking areas. The components of the open space system include native, naturalized and riparian areas.

In order to minimize impacts to sensitive lands and promote the objectives of the City of San Diego Multiple Species Conservation Program, direct access to public open space is prohibited from individual residential lots. Access will be limited to controlled locations.

**1. Habitat Areas**

An enhanced willow scrub and marsh habitat corridor that is 400-feet-wide will be developed along the existing Lusardi Creek. It will function primarily as a wildlife habitat. **Table 2** contains the palette of plant materials to be used in the revegetation effort.

Areas of existing coastal sage habitat and other native habitat types, within the open space system will be preserved and revegetated where disturbed by project development activities. **Table 2** contains the palette of plant materials to be used in the coastal sage revegetation effort. The Brush Management Program and the Citywide Landscape Regulations set requirements for the revegetation of brush management lots in a manner compatible with these habitat areas.

## **2. Trail Systems**

A system of pedestrian, bicycle, and equestrian trails will be constructed by Black Mountain Ranch developers, primarily on existing trails and roadbeds within the open space areas to be dedicated to the City of San Diego. The goal for these trails is both to provide circulation within the development and link the San Dieguito River Valley and Black Mountain Park.

## **C. PARKS/RECREATION SYSTEM**

Parks and recreation facilities for residents of Black Mountain Ranch are intended to provide both active and passive recreational opportunities. All park facilities are categorized as Ornamental Areas, although it is expected that portions of the parks will be treated as Drought Tolerant Areas.

### **1. Community Parks**

A single 40-acre community site has been set aside which includes a 30-acre developed area for active recreation/sports facilities. The park will provide access to the regional open space system serving essentially as a trailhead or staging area. A specific development program will be prepared by the City of San Diego Parks and Recreation department and neighboring community recreation advocates.

### **2. Parks and Schools**

Two public neighborhood parks of five acres each will be developed adjacent to public elementary schools for Black Mountain Ranch. These parks will provide active playgrounds and tot lots. Specific park facility design will be coordinated with the staffs of the City Parks and Recreation department and the Poway Unified School District.

## **II. BRUSH MANAGEMENT PROGRAM**

The Brush Management Program described in this section implements the City of San Diego Brush Management Plan as defined in the Citywide Landscape Regulations SDMC 142.0412, which establishes a means of providing fire safety in the landscape.

The Brush Management Program is designed to provide a transition between what has been determined to be either moderately or highly flammable vegetation areas and structures. To do so, management zones have been established to gradually reduce the amount of flammable fuel while maintaining plant coverage for soil protection and minimize visual and biological impacts.

- Zone 1 consists of plantings adjacent to structures. While these plantings typically consists of irrigated, ornamental non-native species, native plants may also be used. Native plants should be able to survive without summer water.
- Zone 2 can be implemented in a variety of ways, the simplest being the selective thinning and pruning of the native plants. Long-term ongoing thinning cost may be reduced by the introduction of low-growing fire retardant shrubs and groundcovers that are visually and horticulturally compatible with the native vegetation. Zone 2 plants can also be established in disturbed areas that have been cleared of native vegetation by replanting appropriate native plant species in combination with appropriate non-native plant materials.

Maintenance of brush management lots will be the responsibility of a Property Owners Association. Hand clearing or selective thinning of flammable species and dead wood should be used for any fire control measures required within the brush management lots encompassing Zone 2. Sensitive plant species shall be identified within the brush management areas and open space areas and their removal shall be restricted. The preferred method of removal is with the use of hand tools, axes and chain saws for cutting back, trimming, thinning and pruning. The existing root systems of the natural brush are critical in the control of erosion. This method preserves the root systems of established plants and reduces the amount of destruction to the habitat.

Maintenance of the brush management lots shall include the removal of invasive species.



The following are the sensitive plant species that have been observed or have the potential to occur within the brush management plan area:

### **Species**

Acanthomintha ilicifolia - San Diego thornmint  
Adolphia californica - California adolphia  
Artemisia palmeri - San Diego sagewort  
Baccharis vanessae - Encinitas coyote bush  
Brodiaea orcuttii - Orcutt's brodiaea  
Cenanthus verrucosus - Wart-stemmed ceanothus  
Chorizanthe orcuttiana - Orcutt's spine flower  
Comarostaphylis diversifolia ssp. diversifolia - Summer holly  
Corethrogyne filaginifolia var. incana - San Diego sand aster  
Dichondra occidentalis - Western dichondra  
Dudleya variegata - Variegated dudleya  
Ferocactus viridescens - Coast barrel cactus  
Harpagonella palmeri var palmeri - Palmer's grappling hook  
Iva hayesiana - San Diego marsh elder  
Juncus acutus var. sphaerocarpus - Spiny rush  
Monardella linoides ssp. viminea - Willowy monardella  
Muilla clevelandii - San Diego goldenstar  
Ophioglossum lusitanicum ssp. californicum - California adder's tongue fern  
Selaginella cinerascens - Ashy spike-moss

When revegetation is proposed within the brush management plan area, the following plant species meeting the brush management criteria set forth in the Citywide Landscape Regulations:

Atriplex canescens - Fourwing saltbush  
Ceanothus griseus 'Horizontalis' - Descanso rockrose  
Cistus crispus - Carmel creeper  
Eriophyllum confertiflorum - Golden yarrow  
Eschscholzia californica - California poppy  
Heteromeles arbutifolia - Toyon  
Isomeris arborea - Bladderpod  
Lasthenia chrysostoma - Common goldfields  
Lupinus bicolor - Annual lupines  
Lotus scoparius - Deerweed  
Mimulus puniceus - Red bush monkey flower  
Plantago insularis - Plantain  
Rhus integrifolia - Lemonade berry  
Stipa pulchra - Purple stipa

Compliance with these guidelines shall not be construed as a guarantee against any damage, destruction, or loss of property that may be caused by brush fire.